

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Genesee County**

State: **MI**

PJ's Total HOME Allocation Received: **\$17,449,862**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	94.42 %	92.84 %	13	97.21 %	27	28	
% of Funds Disbursed	91.68 %	87.32 %	11	90.53 %	47	49	
Leveraging Ratio for Rental Activities	2.03	3.26	11	4.97	33	26	
% of Completed Rental Disbursements to All Rental Commitments***	98.64 %	88.52 %	13	85.01 %	40	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	94.42 %	70.04 %	2	73.71 %	86	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.24 %	87.69 %	15	81.48 %	27	25	
% of 0-30% AMI Renters to All Renters***	10.10 %	52.92 %	19	45.54 %	5	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.67 %	97.68 %	6	96.14 %	50	54	
Overall Ranking:			In State:	14 / 20	Nationally:	43	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$32,703	\$27,073		\$28,248	307 Units	40.60 %	
Homebuyer Unit	\$6,990	\$17,624		\$15,487	285 Units	37.60 %	
Homeowner-Rehab Unit	\$12,080	\$22,824		\$0	158 Units	20.90 %	
TBRA Unit	\$13,920	\$5,461		\$3,211	7 Units	0.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Genesee County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,941	\$39,528	\$12,417
State:*	\$80,979	\$74,631	\$19,584
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	46.7	63.9	85.4	28.6
Black/African American:	48.7	27.7	12.7	71.4
Asian:	1.3	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	3.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.6	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	3.3	3.9	1.3	0.0
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HOUSEHOLD SIZE:

1 Person:	69.0	27.7	31.0	42.9
2 Persons:	21.2	29.1	27.8	28.6
3 Persons:	7.8	23.5	21.5	28.6
4 Persons:	2.0	12.3	13.3	0.0
5 Persons:	0.0	4.2	5.1	0.0
6 Persons:	0.0	2.8	1.3	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.2	36.1	7.6	71.4
Elderly:	28.8	5.3	48.7	0.0
Related/Single Parent:	26.8	31.2	25.3	28.6
Related/Two Parent:	1.6	24.2	15.2	0.0
Other:	0.7	3.2	1.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.3	10.2 [#]
HOME TBRA:	0.7	
Other:	13.4	
No Assistance:	85.6	

of Section 504 Compliant Units / Completed Units Since 2001 64

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Genesee County State: MI Group Rank: 43
 (Percentile)
 State Rank: 14 / 20 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	98.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	94.42	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.24	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	99.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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